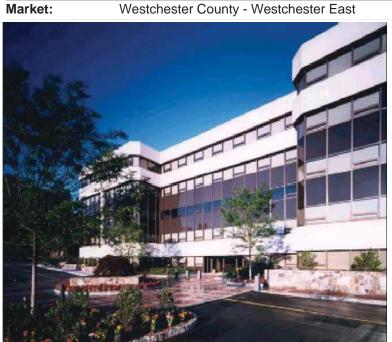
Westchester Park Center

3 Westchester Park Drive White Plains, NY 10604

(Convenient to I-287, I-684, Hutchinson River Parkway and Merritt Parkway)



	County:	Westchester		
	Property Type:	Office/Office Building		
	Property Status:	Existing		
	Occupancy Type: Multi-Tenant			
-	Year Built:	1982		
	Floors:	5		
	Size:	175,000 sf		
	Available Rate:	81.96%		
	Class:	В		
	Owner:	LNR Partners, Inc.		
The second second	For Sale:	No		
	Parking:	3.5 per 1,000		

Amenities:	Health Club Facility - at 4 Westchester Park Drive.					
	Cafeteria - Brand new state of the art.					
Space/Area						
Floor	RSF	Rent Rent Type Dir/Sub Sublessor	Possession	Term		
Entire 4	33,511	\$25.00 Gross & TE Direct	Immediate			
Entire 3	33,514	\$25.00 Gross & TE Direct	Immediate			
Entire 2	33,433	\$25.00 Gross & TE Direct	Immediate			
Entire 1	32,754	\$25.00 Gross & TE Direct	Immediate			
Partial Lobby	10,216	\$25.00 Gross & TE Direct	Immediate			



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Leasing Agency:

CBRE 201 Tresser Boulevard Stamford, CT 06901 203-329-7900 William V. Cuddy, Jr. 203-325-5380

Owner:

LNR Partners, Inc. 1601 Washington Avenue Miami Beach, FL 33139 305-695-5600

Management Agency:

Heritage Realty Services, LLC 67 Irving Place, 4th Floor New York, NY 10003 212-674-2556 Peter Zimmar 212-674-2556



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